



FEBRUARY 20, 2023

COOS COUNTY

HEARINGS OFFICER DOCKET

Jim Coffey, Coos County Hearings Officer

Coos County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, call at least 24 hours in advance to the meeting the Coos County Planning Department at (541) 396-7701 or email planning@co.coos.or.us.

I. Arraignments:

- A. File Number AV-20-056, Vanessa Swanson – File Number Cited January 27, 2023 for Solid Waste and Recreational Vehicle as a Dwelling.
- B. File Number AV-16-113, Jennifer and Walter Morris – Cited February 6, 2023 for Solid Waste and Recreational Vehicles as a Dwelling.
- C. File Number AV-14-024, Willy Joe Jenkins – Cited February 9, 2023 for Solid Waste Violation and Recreational Vehicles as a Dwelling.

II. Hearings:

- A. File Number AV-22-053, T&L Properties – Cited December 7, 2022 and requested a hearing to contest Unpermitted Development in the Beaches and Dunes of Limited Development Suitability.
 - i. Coos County Zoning and Land Development Ordinance Sections
 1. 1.3.200 SITE PERMITS: No permit or verification letter shall be issued by the building official or the County Planning Department for the construction, erection, location, enlargement, or the change of the use of a building, structure, or lot that does not conform to the requirements of this Ordinance, unless otherwise permitted by this Ordinance.
 2. 2.1.200 DEVELOPMENT: The act, process or result of developing.
DEVELOPMENT USE: Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials located within the area of special flood hazard.
 3. 4.11.129 Beaches and Dunes (Policy 5.10). Limited Suitability: “Beach and Dune Areas with Limited Development Suitability” includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding. The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that designated mitigation sites must be protected from other uses. Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report that addresses this subsection, by a qualified registered and licensed geologist or engineer.

III. Next Proceeding: March 22, 2023

Exhibits: 11.A. File Number AV-22-053, T&L Properties

| Exhibit Number | Description |
|----------------|--|
| 1 | Partition Decision P-19-002 Explaining that a permit is required prior to development. |
| 2 | ACU-20-021 Notice of Decision done on Adjacent Property by T&L Properties for work in the Beaches and Dunes Limited Suitability Area. This is on the adjacent tax lot 400 shown below. This shows the T&L properties understood prior to any development that a report and permit were required. |



| Exhibit Number | Description |
|----------------|--|
| 3 | Complaint from Bryan Rot |
| 4 | November 22, 2022 Response from Tommy Jose |
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